

Application Number: F/YR13/0150/F

Minor

Parish/Ward: Wisbech St Mary Parish Council (Parson Drove/Wisbech St Mary)

Date Received: 5 March 2013

Expiry Date: 30 April 2013

Applicant: Mr N Askew

Agent: Mr David Broker, David Broker Design Services

Proposal: Erection of single-storey extension to rear of existing dwelling

Location: Riverbank Lodge, Selwyn Corner, Guyhirn, Wisbech

Reason before Committee: Agent is an Elected Member

1. EXECUTIVE SUMMARY/RECOMMENDATION

This application seeks full planning permission for the erection of a single-storey extension to the rear of the existing dwelling at Riverbank Lodge, Selwyn Corner, Guyhirn, Wisbech.

The key issues to consider are;

- Principle and Policy Implications;
- Design and Appearance;
- Impact on Amenity.

It is considered that the proposed development for the erection of a single-storey rear extension (garden room) would be acceptable in terms of design and appearance. Furthermore, the proposed development would not result in an adverse impact upon the amenity of the occupants of adjoining properties.

Therefore, the proposed development would comply with Policy CS16 of the emerging Fenland Local Plan – Core Strategy (2013), and Policies E8 and E9 of the Fenland District Wide Local Plan (1993), and the National Planning Policy Framework. It is recommended that the application is approved.

2. HISTORY

Of relevance to this proposal is:

- 2.1 F/YR07/0612/RM – Erection of a 4-bed detached chalet bungalow with attached garage – Approved
F/YR04/4242/O – Erection of a dwelling - Granted
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3. PLANNING POLICIES

3.1 National Planning Policy Framework:

Paragraph 2: Planning law requires that application for planning permission must be determined in accordance with the development plan.

Paragraph 14: Presumption in favour of sustainable development.

Paragraph 17: Seek to ensure high quality design and a good standard of amenity for all existing and future occupants.

3.2 **Emerging Fenland Core Strategy:**

CS3: Spatial Strategy, The Settlement Hierarchy and the Countryside.

CS12: Rural Areas Development Policy

CS16: High Quality Environments

3.3 **Fenland District Wide Local Plan:**

H3: Development should be within existing settlement

E8: Landscape and Amenity Protection

E9: Alteration and Extension to existing buildings

4. **CONSULTATIONS**

4.1 **Parish Council** Support this development and recommend approval

4.2 **North Level IDB** No comments received

4.3 **Local Residents** No comments received

5. **SITE DESCRIPTION**

5.1 This site currently comprises a paved patio area and landscaped garden to the rear of the existing dwelling at Riverbank Lodge, Selwyn Corner, Guyhirn.

The dwelling is surrounded by properties to the south, east and west of the property, and overlooks the open countryside to the north. The site is accessed off Selwyn Corner.

6. **PLANNING ASSESSMENT**

6.1 The key issues to consider are;

- Policy Considerations;
- Layout and Impact on Amenity;
- Highways and Access.

6.2 **Policy Considerations –**

Policy E8 and E9 of the Local Plan seeks to ensure that when considering proposals for new development and the alteration and extension of existing buildings issues including the scale, style, character, appearance, amenity, and access and parking are taken into consideration. Policy CS16 of the Emerging Local Plan sets out criteria to consider for all new development proposals including the impact on the amenity of neighbouring users. Therefore, it is necessary to assess this application in terms of the design, appearance and impact on amenity.

6.3 **Layout and Impact on Amenity –**

The proposed single storey extension (garden room) will extend approximately 5 metres from the rear wall of the existing dwellinghouse and have a width of approximately 4.5 metres. The proposed extension will not result in any issue of overlooking or overshadowing and it is noted that no neighbour comments have been received.

The proposed extensions within this application would not be visible from a public vantage point and in terms of design and appearance the proposed materials will match the existing dwelling. In addition, there are no proposed changes to access and parking arrangements. Adequate private amenity space will also be retained.

It is considered that the proposed extensions will not result in an adverse impact upon the amenity and living conditions of neighbouring properties and is considered to be in line with policy E8 and E9 of the existing Fenland District Wide Local Plan 1993 and Policy CS16 of the Emerging Local Plan.

7. CONCLUSION

- 7.1 This application has been assessed in line with Local and National Planning Policies in relation to issues including the form and character of the area; the design, scale, appearance and layout of the proposal and the impact upon the residential amenities of the occupants of neighbouring properties.

In this instance, it is considered that the proposed development is acceptable in light of the requirements of Policies E8 and E9 of the Fenland District Wide Plan (1993), and Policy CS16 of the emerging Fenland Local Plan-Core Strategy (2013).

8. RECOMMENDATION

Grant

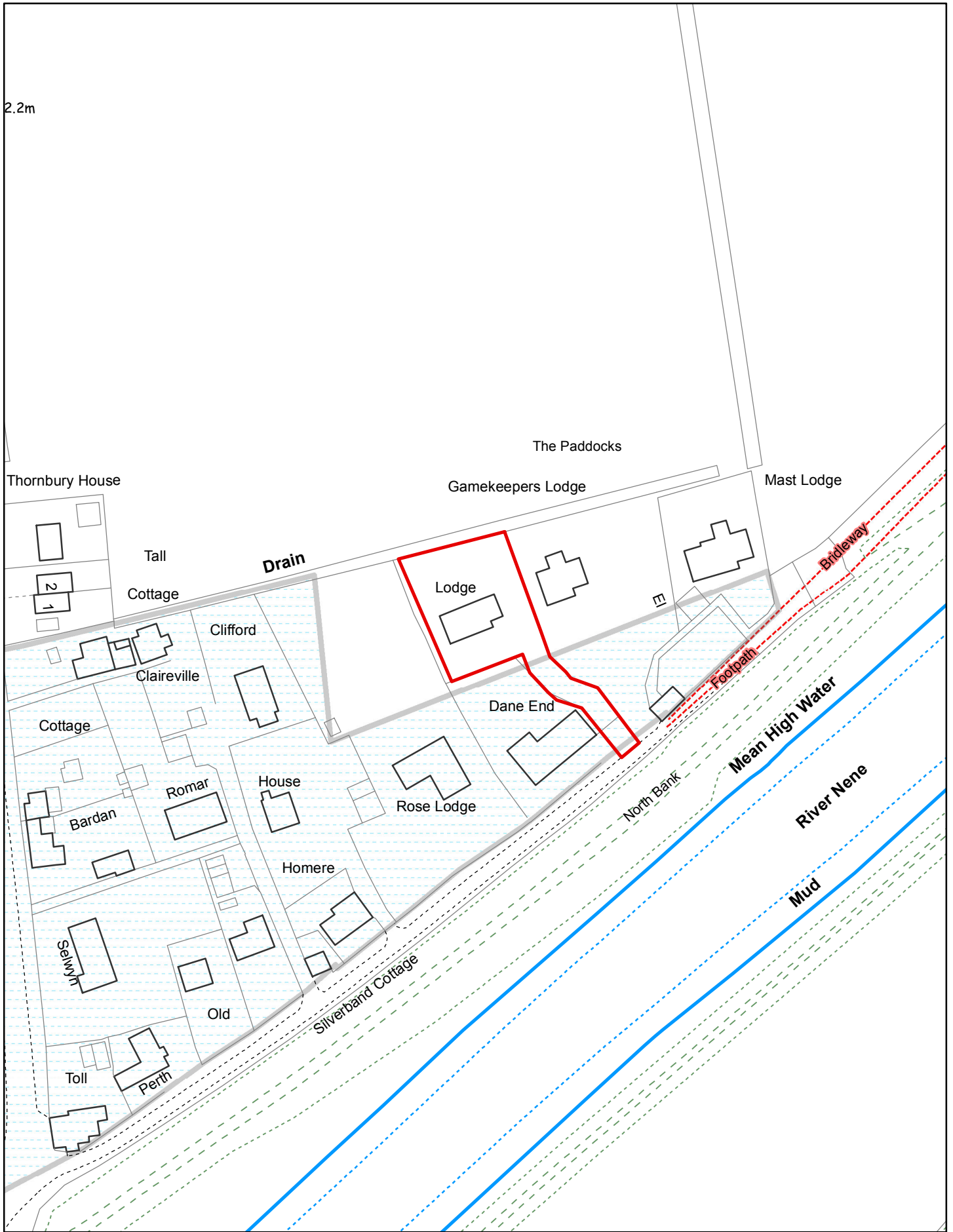
- 8.1 **The development permitted shall be begun before the expiration of 3 years from the date of this permission.**

Reason - To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.

- 8.2 **The development hereby approved shall be finished externally in materials to match the existing building, unless the Local Planning Authority otherwise agrees in writing prior to commencement of development.**

Reason - To safeguard the visual amenities of the area.

- 8.3 **Approved Plans**



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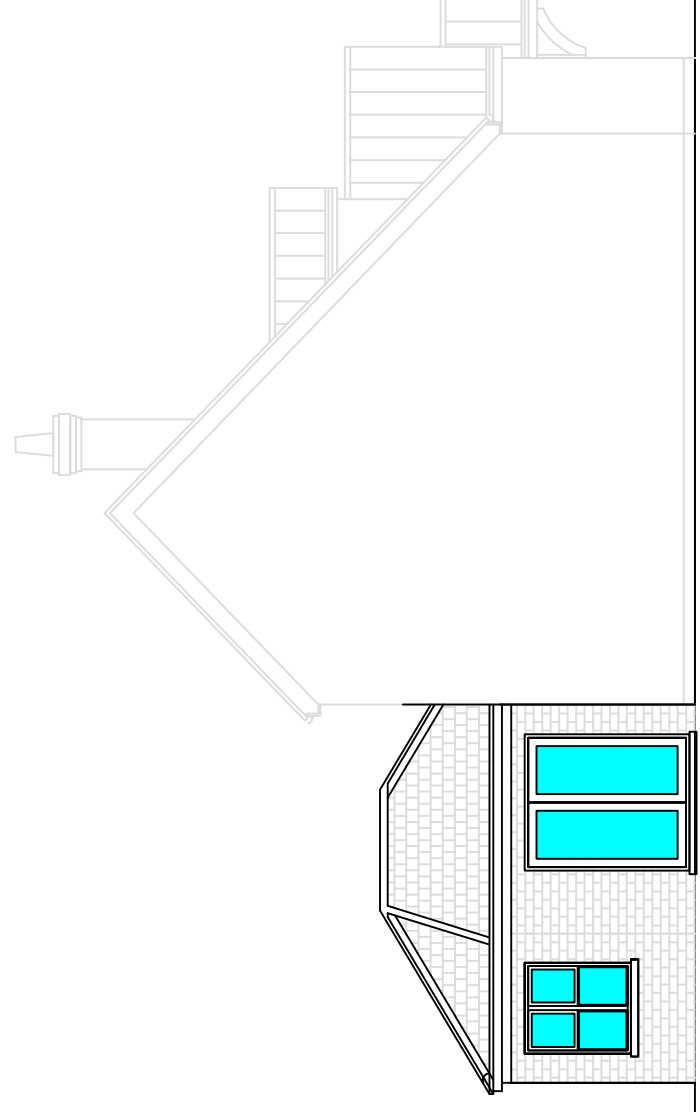
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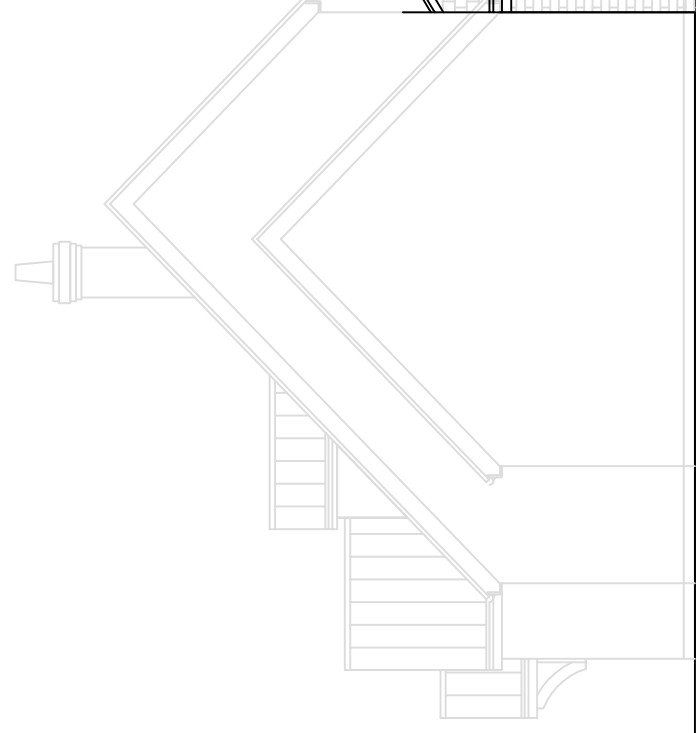




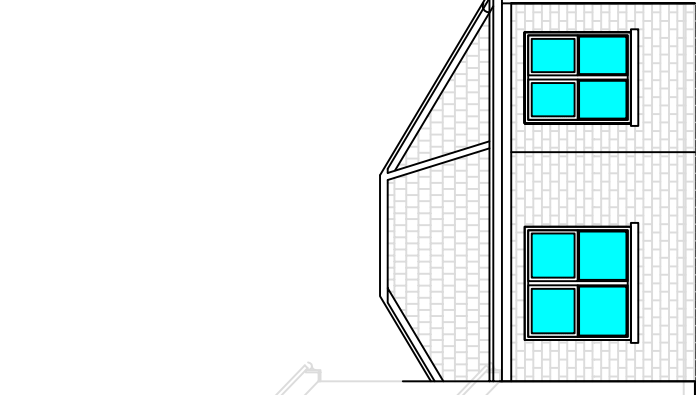
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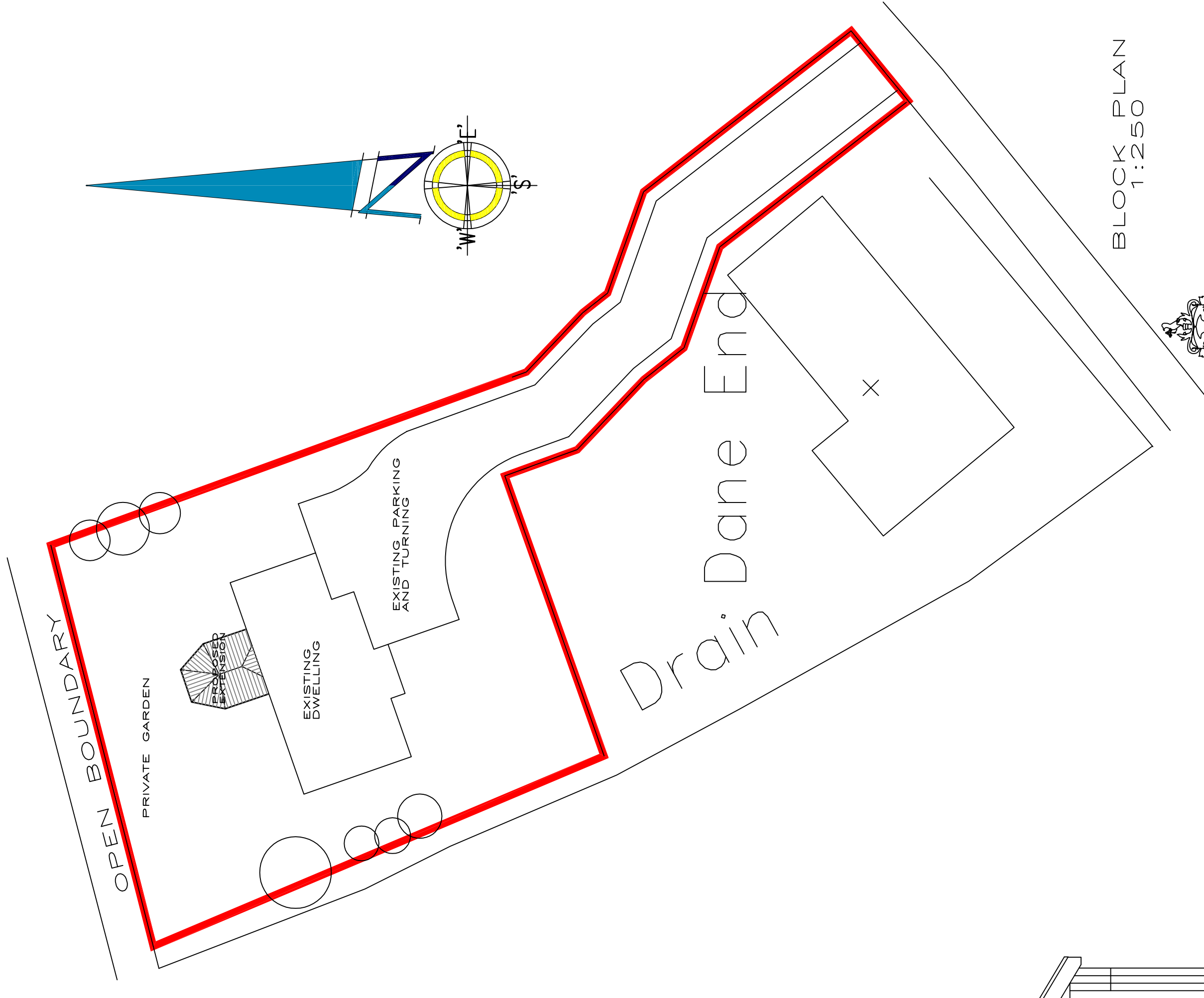
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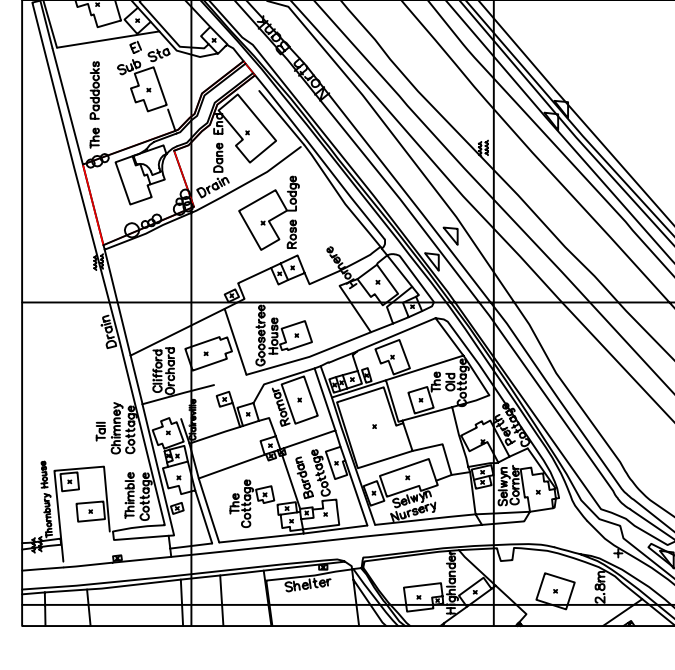
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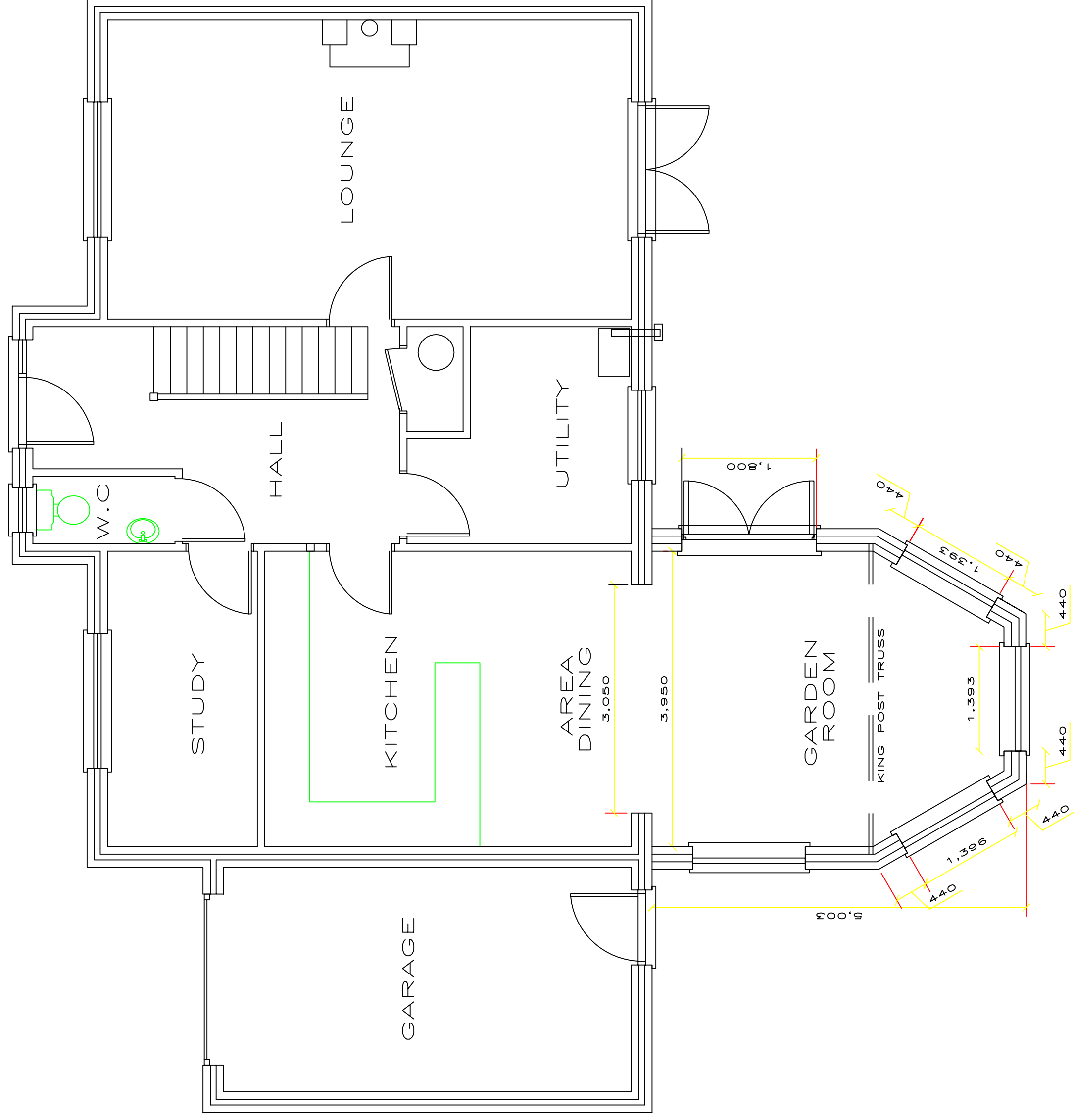
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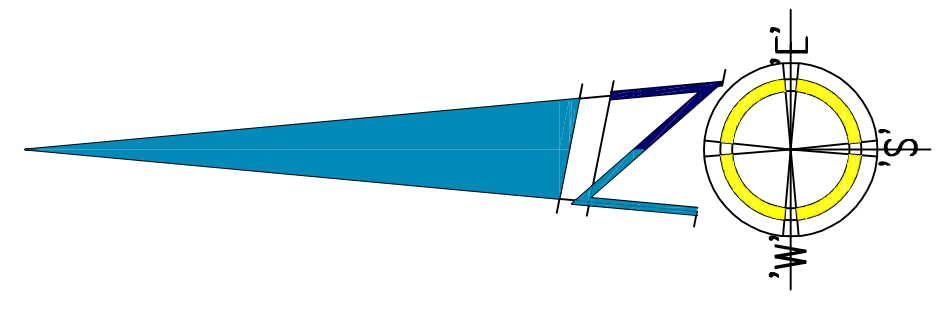
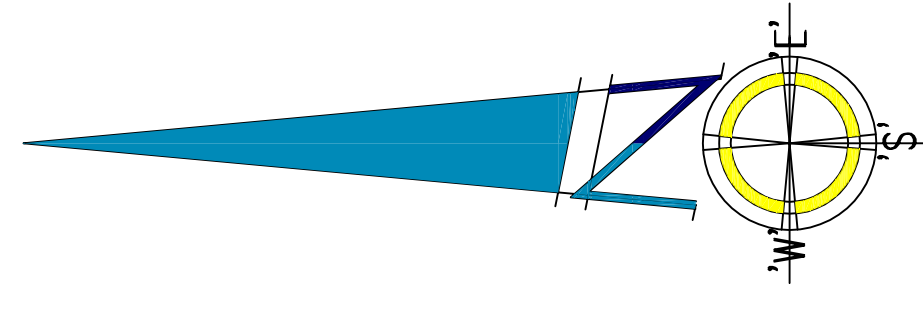
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1:250



LOCATION PLAN
1:2500



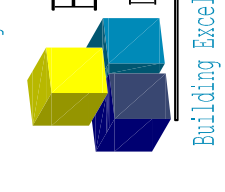
GROUND FLOOR PLAN
SCALE 1:50



Highly Commended
Council of Kings Lynn Residential New Build
4 West Norfolk the Project Award for Design in the Environment 2011

Winner, New Small Scale 2011
Housing Development
Highly Commended
Commercial category building
Peterborough City Council
Design and Construction award 2010

Winner, Heritage award 2010
for Conversion or Renovation
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for Conversion or Renovation
Building Excellence in England
Heritage award New Build 2009

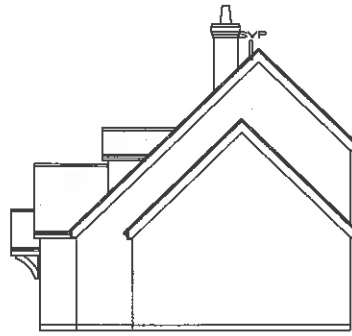


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Client: MR N ASKEW	
Drawing No: 1180	
Project: PROPOSED GARDEN ROOM	
Site: RIVERBANK LODGE STATION CORNER GUYHORN	
Perseus: PE13-4EG	Drawn: AS
Print Scale: 1:50 @ A1	Date: FEB 13
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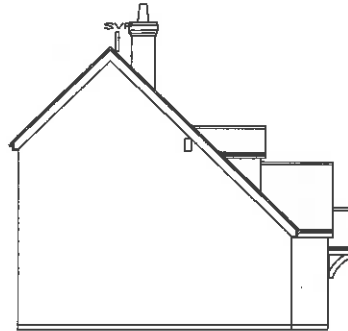
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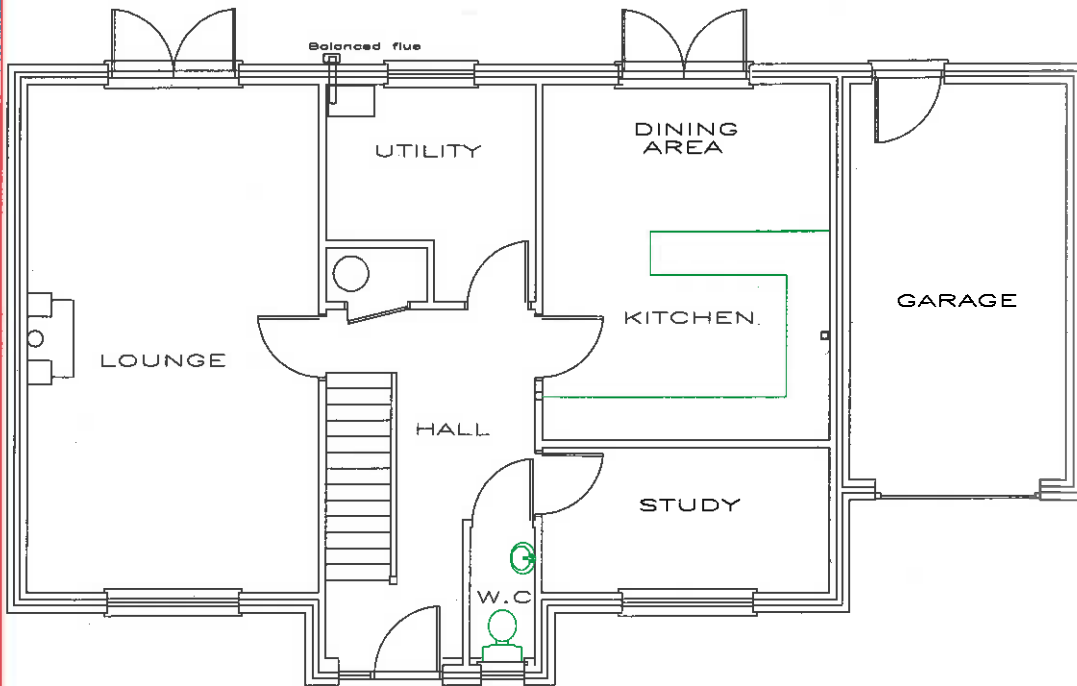
SIDE ELEVATION
SCALE 1:100



REAR ELEVATION
SCALE 1:100



SIDE ELEVATION
SCALE 1:100



GROUND FLOOR PLAN
SCALE 1:50



Borough Council of Kings Lynn
& West Norfolk

Highly Commended
Residential New Build



Winner, New Small Scale 2011
Housing development
Highly commended 2011
Commercial category building
Design and Construction award 2010



Winner, Heritage award 2010
for Conversion or Renovation
Highly commended 2010
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Highly commended
Heritage award New Build 2009

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Issue:	No 1 For client comment and approval Issued prior to Council approval and subject to amendment		
Client:	MR N ASKEW		
Drawing No:	1180		
Project:	PROPOSED GARDEN ROOM		
Site:	RIVERBANK LODGE SELWYN CORNER GUYTHORN		
Proposed:	PE13 4EG	Drawn:	AS
Print Scale:	1:50 @ A1	Date:	FEB 13
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